### 2014 SHLAA - sites without planning permission at 01/04/2014

<table>
<thead>
<tr>
<th>Site ref:</th>
<th>3025</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>Land at Tattersall Road, Seaforth</td>
</tr>
<tr>
<td>Settlement:</td>
<td>Bootle</td>
</tr>
<tr>
<td>Existing Use:</td>
<td>Open space</td>
</tr>
<tr>
<td>Type of land:</td>
<td>Urban greenfield</td>
</tr>
</tbody>
</table>

| Gross Area: | 0.0837 |
| Net Area: | 0.0837 |
| Density (per ha): | |

| Primary School (800m): | Y |
| Local Centre (800m): | N |
| Health Centre (800m): | Y |
| Railway Station (800m): | Y |
| Bus Stop (400m): | Y |

#### Site Survey Comments:
Narrow site adjacent to a dual carriageway. Adjacent to a subway. Small grassed area with recent tree planting.

#### Conclusion:
Council owned site. Subject to constraints associated with the adjacent dual carriageway and roundabout. Recently planted with trees. Excluded from the identified supply.

#### Suitability:
In a 'Primarily Residential Area'. Housing development acceptable in principle.

#### Availability:
Council owned site. Recently subject to tree planting and unlikely to be released for development.

#### Achievability:
In reasonable market area. Narrow site that is beneath a very main road / roundabout used extensively by HGVs.

#### Accessibility:
Primary School (800m): Y
Local Centre (800m): N
Health Centre (800m): Y
Railway Station (800m): Y
Bus Stop (400m): Y

#### Flood Risk Summary:
Flood Zone 1. Low probability of flooding.

#### In a Primarily Residential Area. Housing development acceptable in principle.

#### Council owned site. Recently subject to tree planting and unlikely to be released for development.

#### In reasonable market area. Narrow site that is beneath a very main road / roundabout used extensively by HGVs.

#### Primary School (800m): Y
Local Centre (800m): N
Health Centre (800m): Y
Railway Station (800m): Y
Bus Stop (400m): Y

#### Flood Zone 1. Low probability of flooding.

#### Narrow site adjacent to a dual carriageway. Adjacent to a subway. Small grassed area with recent tree planting.

#### Council owned site. Subject to constraints associated with the adjacent dual carriageway and roundabout. Recently planted with trees. Excluded from the identified supply.

#### Included in Housing Supply: [ ]

#### Site Visited: [ ]

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Sefton Council
<table>
<thead>
<tr>
<th>Site ref:</th>
<th>4093</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>Arriva Depot and former Sports Gro Hawthorne Road</td>
</tr>
<tr>
<td>Settlement:</td>
<td>Bootle</td>
</tr>
<tr>
<td>Existing Use:</td>
<td>Arriva bus depot and former Parkside Social Club</td>
</tr>
<tr>
<td>Type of land:</td>
<td>Urban brownfield</td>
</tr>
<tr>
<td>Gross Area:</td>
<td>1.469</td>
</tr>
<tr>
<td>Net Area:</td>
<td>1.3221</td>
</tr>
<tr>
<td>Density (per ha):</td>
<td></td>
</tr>
</tbody>
</table>

### Site Survey

#### Suitability:
Allocated for housing development

#### Availability:
Majority of the site currently used as a bus depot. Not available for housing development.

#### Achievability:
In a weaker market area. Adjacent sites known to be significantly contaminated.

#### Accessibility:
- Primary School (800m): Y
- Local Centre (800m): Y
- Health Centre (800m): Y
- Railway Station (800m): N
- Bus Stop (400m): Y

#### Flood Risk Summary:
Flood Zone 1. Low probability of flooding.

#### Conclusion:
Site currently occupied by a bus depot, and there is no indication that Arriva are looking to relocate away from the site. Likely to be contaminated given historic uses and known contamination on adjacent sites. Not available and therefore excluded from the identified housing supply.
<table>
<thead>
<tr>
<th>Site ref:</th>
<th>4135</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>Litherland House, Litherland Road</td>
</tr>
<tr>
<td>Settlement:</td>
<td>Bootle</td>
</tr>
<tr>
<td>Existing Use:</td>
<td>Office building</td>
</tr>
<tr>
<td>Type of land:</td>
<td>Urban brownfield</td>
</tr>
</tbody>
</table>

| Gross Area: | 3.214 |
| Net Area: | 0 |
| Density (per ha): | |
| Flood Risk Summary: | Flood Zone 1. Low probability of flooding. |
| Site Survey Comments: | |
| Conclusion: | Modern office facility in active use. Adjacent sites are known to be contaminated. Excluded from the identified housing supply. |

<table>
<thead>
<tr>
<th>suitability</th>
<th>availability</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing development likely to be acceptable in principle</td>
<td>No known owner interest in developing the site</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>achieveability</th>
<th>accessibility</th>
</tr>
</thead>
<tbody>
<tr>
<td>In a weaker market area. Adjacent sites known to be significantly contaminated.</td>
<td>Primary School (800m): Y</td>
</tr>
<tr>
<td>Local Centre (800m): Y</td>
<td>Local Centre (800m): Y</td>
</tr>
<tr>
<td>Health Centre (800m): Y</td>
<td>Health Centre (800m): Y</td>
</tr>
<tr>
<td>Railway Station (800m): Y</td>
<td>Railway Station (800m): Y</td>
</tr>
<tr>
<td>Bus Stop (400m): Y</td>
<td>Bus Stop (400m): Y</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>type of use:</th>
<th>suitability:</th>
<th>availability:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office building</td>
<td>Modern office facility in active use. Adjacent sites are known to be contaminated. Excluded from the identified housing supply.</td>
<td>No known owner interest in developing the site</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>accessibility:</th>
<th>suitability:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary School (800m): Y</td>
<td>Modern office facility in active use. Adjacent sites are known to be contaminated. Excluded from the identified housing supply.</td>
</tr>
<tr>
<td>Local Centre (800m): Y</td>
<td>No known owner interest in developing the site</td>
</tr>
<tr>
<td>Health Centre (800m): Y</td>
<td></td>
</tr>
<tr>
<td>Railway Station (800m): Y</td>
<td></td>
</tr>
<tr>
<td>Bus Stop (400m): Y</td>
<td></td>
</tr>
<tr>
<td>Site ref:</td>
<td>4139</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>Address:</td>
<td>Bootle Gasworks</td>
</tr>
<tr>
<td>Settlement:</td>
<td>Bootle</td>
</tr>
<tr>
<td>Existing Use:</td>
<td>Vacant land</td>
</tr>
<tr>
<td>Type of land:</td>
<td>Urban brownfield</td>
</tr>
</tbody>
</table>

### Site Survey

**Address:** Bootle Gasworks, Litherland Road, Bootle, Liverpool

**Existing Use:** Vacant land

**Type of land:** Urban brownfield

**Gross Area:** 6.2592

**Net Area:** 0

**Density (per ha):**

| 0 - 5 yr: |  |
| 6 - 10 yr: |  |
| 11 - 15 yr: |  |

**Suitability:**

- Housing development likely to be acceptable in principle

**Availability:**

- No known owner interest in developing the site

**Achievability:**

- In weaker market area. Significantly contaminated site.

**Accessibility:**

- Primary School (800m): Y
- Local Centre (800m): Y
- Health Centre (800m): Y
- Railway Station (800m): Y
- Bus Stop (400m): Y

**Flood Risk Summary:**

- Flood Zone 1. Low probability of flooding.

**Site Survey Comments:**

- Site is located within a residential area. However, it is known to be significantly contaminated and has been registered under Part 2a of the Environmental Protection Act since 2004. Also designated as a 'Special Site' for controlled waters and may have gas infrastructure beneath. Constraints are such that the site is highly unlikely to come forward for housing. Excluded from the identified housing supply.

**Conclusion:**

- Site is located within a residential area. However, it is known to be significantly contaminated and has been registered under Part 2a of the Environmental Protection Act since 2004. Also designated as a 'Special Site' for controlled waters and may have gas infrastructure beneath. Constraints are such that the site is highly unlikely to come forward for housing. Excluded from the identified housing supply.

**Included in Housing Supply:**

- Site Visited:
Address: Former Public House, Sea View Road

Settlement: Bootle

Existing Use: Vacant building

Type of land: Urban brownfield

Gross Area: 0.0246
Net Area: 0.0246
Density (per ha): [Blank]

Flood Zone 1. Low probability of flooding.

Suitability: In a 'Primarily Residential Area'. Housing development acceptable in principle.

Availability: No known owner interest in developing the site.

Achievability: In a weaker market area. Adjacent to industrial uses.

Accessibility:
- Primary School (800m): Y
- Local Centre (800m): Y
- Health Centre (800m): Y
- Railway Station (800m): Y
- Bus Stop (400m): Y

Conclusion: Vacant public house opposite an industrial estate, and in a weak market area. No known owner interest in developing the site for housing. Excluded from the identified supply.

Site Survey Comments: Vacant public house

Included in Housing Supply: [Blank]
Site Visited: [Checkmark]
Site ref: 4203
Address: Land at Exeter Road
Settlement: Bootle
Existing Use: Vacant
Type of land: Urban brownfield

Gross Area: 0.0436
Net Area: 0.0436
Density (per ha):

Primary School (800m): N
Local Centre (800m): Y
Health Centre (800m): Y
Railway Station (800m): Y
Bus Stop (400m): Y

Suitability:
In a 'Primarily Residential Area'. Housing development acceptable in principle.

Availability:
Site owned by a house builder

Flood Zone 1. Low probability of flooding.

Achievability:
Small site in a weaker market area.

Accessibility:

Site Survey Comments:
Site currently used as marketing suite for the adjacent development

Conclusion:
Small site that abuts a junction to a main road. Highly unlikely to be developed in isolation, and there are no longer any plans to redevelop the adjacent shopping parade. Excluded from the identified supply.

Included in Housing Supply: ☐ Site Visited: ☑
### Site Description:

- **Site ref:** 5315
- **Address:** Open space between Violet Rd and Existing Use: Open space
- **Settlement:** Bootle
- **Existing Use:** Open space
- **Type of land:** Urban greenfield

### Site Information:

- **Gross Area:** 0.4779
- **Net Area:** 0
- **Density (per ha):**

<table>
<thead>
<tr>
<th>Per 5 Year Group</th>
<th>0 - 5 yr</th>
<th>6 - 10 yr</th>
<th>11 - 15 yr</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total Yield:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Suitability:
- Designated as 'Urban Greenspace'

### Availability:
- Known owner interest in developing the site.

### Achievability:
- In a weaker market area. No known major development constraints.

### Accessibility:
- Primary School (800m): Y
- Local Centre (800m): N
- Health Centre (800m): Y
- Railway Station (800m): Y
- Bus Stop (400m): Y

### Flood Risk:
- **Summary:** Flood Zone 1. Low probability of flooding.

### Site Survey Comments:

### Conclusion:

Small public open space that was submitted through the Call for Sites by a local Housing Association. Identified as an Urban Greenspace in the Unitary Development Plan and therefore excluded from the identified housing supply.
<table>
<thead>
<tr>
<th>Site ref:</th>
<th>6005</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>Builders Yard Oxford Road</td>
</tr>
<tr>
<td>Settlement:</td>
<td>Bootle</td>
</tr>
<tr>
<td>Existing Use:</td>
<td>Builders yard</td>
</tr>
<tr>
<td>Type of land:</td>
<td>Urban brownfield</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Gross Area:</th>
<th>0.16</th>
</tr>
</thead>
<tbody>
<tr>
<td>Net Area:</td>
<td></td>
</tr>
<tr>
<td>Density (per ha):</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Address:</th>
<th>Oxford Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary School (800m):</td>
<td>Y</td>
</tr>
<tr>
<td>Local Centre (800m):</td>
<td>Y</td>
</tr>
<tr>
<td>Health Centre (800m):</td>
<td>Y</td>
</tr>
<tr>
<td>Railway Station (800m):</td>
<td>N</td>
</tr>
<tr>
<td>Bus Stop (400m):</td>
<td>Y</td>
</tr>
</tbody>
</table>

**Suitability:**
In a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability:**
No known owner interest in developing the site.

**Achievability:**
No known major development constraints.

**Accessibility:**
Primary School (800m):
Local Centre (800m):
Health Centre (800m):
Railway Station (800m):
Bus Stop (400m):

**Flood Risk Summary:**
Flood Zone 1. Low probability of flooding.

**Site Survey Comments:**
Vacant site - appears not to be in use

**Conclusion:**
Submitted to the Call for Sites in 2007 by a prospective purchaser. However, submitter has since confirmed that they are no longer looking to acquire the site. No known owner interest in development - excluded from the identified supply.

**Included in Housing Supply:**
No

**Site Visited:**
Yes
Site ref: 6030

Address: 1-14 Columbus Way

Settlement: Bootle

Existing Use: Industrial Estate

Type of land: Urban brownfield

Gross Area: 0.3351

Net Area: 0

Density (per ha): 

Flood Risk Summary: Flood Zone 1. Low probability of flooding.

Suitability:
In a ‘Primarily Residential Area’. Housing development acceptable in principle.

Availability:
Submitted to the ‘Call for Sites’ in 2007. Current owner intentions not known.

Achievability:
In weaker market area. Subject to multiple leases. Adjacent to a major road.

Accessibility:
Primary School (800m): Y
Local Centre (800m): N
Health Centre (800m): Y
Railway Station (800m): Y
Bus Stop (400m): Y

Conclusion:
Forwarded as part of Call for Sites in 2007, although no subsequent interest in development has been expressed. Small modern industrial estate, with likelihood of multiple leases. Site is intensively used and adjacent to a raised dual carriageway. Excluded from the identified supply due to these constraints.

Included in Housing Supply:  
Site Visited:  

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Site ref: 6231
Address: Land at Pleasant Street
Settlement: Bootle
Existing Use: Open Space
Type of land: Urban greenfield

Gross Area: 0.2106
Net Area: 0
Density (per ha):

Primary School (800m): N
Local Centre (800m): Y
Health Centre (800m): Y
Railway Station (800m): Y
Bus Stop (400m): Y

Suitability:
Designated as 'Urban Greenspace'

Availability:
Known owner interest in developing the site.

Achievability:
In a weaker market area. Adjacent to major road and the port.

Accessibility:
Primary School (800m): N
Local Centre (800m): Y
Health Centre (800m): Y
Railway Station (800m): Y
Bus Stop (400m): Y

Flood Risk Summary:
Flood Zone 1. Low probability of flooding.

Site Survey Comments:

Conclusion:
Call for Sites submission. Development potential limited by size and shape of the site. Adjacent to a major road. This site is designated as Urban Greenspace and is therefore excluded from the identified housing supply.

Included in Housing Supply: □ Site Visited: □
**Sefton Council**

**2014 SHLAA - sites without planning permission at 01/04/2014**

<table>
<thead>
<tr>
<th>Site ref: 6250</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Address:</strong> Playground, Douglas Place</td>
</tr>
<tr>
<td><strong>Settlement:</strong> Bootle</td>
</tr>
<tr>
<td><strong>Existing Use:</strong> Playground</td>
</tr>
<tr>
<td><strong>Type of land:</strong> Urban brownfield</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Gross Area: 0.1043</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Net Area:</strong> 0</td>
</tr>
<tr>
<td><strong>Density (per ha):</strong></td>
</tr>
</tbody>
</table>

- Primary School (800m): N
- Local Centre (800m): N
- Health Centre (800m): N
- Railway Station (800m): Y
- Bus Stop (400m): Y

**Suitability:**
Childrens play area in an area lacking open space.

**Availability:**
Known owner interest in developing the site.

**Achievability:**
In a weaker market area. No known major development constraints.

**Accessibility:**

- Primary School (800m): N
- Local Centre (800m): N
- Health Centre (800m): N
- Railway Station (800m): Y
- Bus Stop (400m): Y

**Flood Risk Summary:**
Flood Zone 1. Low probability of flooding.

**Site Survey Comments:**

**Conclusion:**
Call for Sites submission. Small, well used play area, in an area that is lacking open space. Accordingly, site is excluded from the identified housing supply.

**Included in Housing Supply:** [ ]  
**Site Visited:** [ ]
Site ref: 6253

Address: 102 Irlam Road

Settlement: Bootle

Existing Use: Vacant land and buildings

Type of land: Urban brownfield

Suitability: In a 'Primarily Residential Area'. Housing development acceptable in principle.

Availability: No known owner interest in developing the site.

Achievability: In a weaker market area. Subject to multiple ownerships.

Accessibility:
- Primary School (800m): Y
- Local Centre (800m): Y
- Health Centre (800m): Y
- Railway Station (800m): Y
- Bus Stop (400m): Y

Flood Risk Summary: Flood Zone 1. Low probability of flooding.

Site Survey Comments: Derelict site opposite an industrial area.

Conclusion: Submitted through the Call for Sites in 2008, although not by any of the land owners. The site is vacant and derelict, and a Land Registry search has confirmed that the site is in up to 6 different ownerships. Directly opposite an industrial estate and in a weak market area. Highly unlikely to be developed for housing and therefore excluded from the identified supply.

Included in Housing Supply: ☐ Site Visited: ☑
**Address:**
land adjacent to Bulwer Street

**Settlement:**
Bootle

**Existing Use:**
Vacant land

**Type of land:**
Urban brownfield

| Gross Area: | 0.0721 |
| Total Yield: | 0 |
| Net Area: | 0 |
| Density (per ha): | |

**Site Survey Comments:**
Vacant site

**Conclusion:**
Vacant site that is owned by Sefton Council. A culvert runs underneath the site which is a major constraint to development. Accordingly, the site is removed from the identified housing supply.

**Site Visited:**
Included in Housing Supply: No
Site Visited: No

**Accessibility:**
- Primary School (800m): Y
- Local Centre (800m): N
- Health Centre (800m): Y
- Railway Station (800m): Y
- Bus Stop (400m): Y

**Flood Risk Summary:**
Flood Zone 1. Low probability of flooding.

**Suitability:**
In a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability:**
Council owned site. No plans to dispose for development.

**Achievability:**
In a weaker market area. Culvert underneath the site is a major constraint to development.
<table>
<thead>
<tr>
<th><strong>Site ref:</strong></th>
<th>9510</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Address:</strong></td>
<td>Land to the South of Waterworks St</td>
</tr>
<tr>
<td><strong>Settlement:</strong></td>
<td>Bootle</td>
</tr>
<tr>
<td><strong>Existing Use:</strong></td>
<td>Vacant buildings</td>
</tr>
<tr>
<td><strong>Type of land:</strong></td>
<td>Urban brownfield</td>
</tr>
</tbody>
</table>

| **Gross Area:** | 0.7207 |
| **Total Yield:** | |
| **Net Area:** | 0.64863 |
| **Density (per ha):** | |

**Suitability:**
Residential development acceptable in principle.

**Availability:**
Premises occupied as a business premises. No known owner interest in developing the site.

**Achievability:**
In weaker market area. Conversion costs may be significant. Potential for contamination given historic industrial use.

**Accessibility:**

<table>
<thead>
<tr>
<th>Location</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary School (800m):</td>
<td>Y</td>
</tr>
<tr>
<td>Local Centre (800m):</td>
<td>Y</td>
</tr>
<tr>
<td>Health Centre (800m):</td>
<td>Y</td>
</tr>
<tr>
<td>Railway Station (800m):</td>
<td>Y</td>
</tr>
<tr>
<td>Bus Stop (400m):</td>
<td>Y</td>
</tr>
</tbody>
</table>

**Flood Risk**
Flood Zone 1. Low probability of flooding.

**Summary:**
Historic commercial buildings in a largely residential area

**Comments:**
Historic commercial buildings in a largely residential area

**Conclusion:**
Business premises that is allocated as an ‘Opportunity Site’ in the UDP where residential development is acceptable in principle. In a Conservation Area, and demolition of the existing buildings would be unacceptable. No known owner interest in developing the site for housing. Excluded from the identified supply.

**Included in Housing Supply:**

**Site Visited:**
✓
<table>
<thead>
<tr>
<th>Site ref:</th>
<th>9521</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>50 Fernhill Road</td>
</tr>
<tr>
<td>Settlement:</td>
<td>Bootle</td>
</tr>
<tr>
<td>Existing Use:</td>
<td>Employment / commercial / storage</td>
</tr>
<tr>
<td>Type of land:</td>
<td>Urban brownfield</td>
</tr>
</tbody>
</table>

**Gross Area:** 2.329

<table>
<thead>
<tr>
<th>Density (per ha):</th>
<th>0</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Net Area:</strong></td>
<td>0</td>
</tr>
</tbody>
</table>

| Primary School (800m): | Y |
| Local Centre (800m): | Y |
| Health Centre (800m): | Y |
| Railway Station (800m): | N |
| Bus Stop (400m): | Y |

**Total Yield:**

| 0 - 5 yr: | |
| 6 - 10 yr: | |
| 11 - 15 yr: | |

**Flood Zone 1. Low probability of flooding.**

**Suitability:**
Surrounded on all sides by industrial / commercial premises. Proposed to be allocated as a Primarily Industrial Area in the emerging Local Plan.

**Availability:**
No known owner interest in developing the site.

**Achievability:**
In weaker market area. Potential for contamination given historic uses.

**Accessibility:**
Primary School (800m): Y
Local Centre (800m): Y
Health Centre (800m): Y
Railway Station (800m): N
Bus Stop (400m): Y

**Comments:**
Currently in use for industrial / commercial purposes.

**Conclusion:**
Constrained site that is surrounded on all sides by industrial / commercial premises. Partially located on the route of a former railway line and therefore potentially subject to contamination. Active businesses occupy the majority of the site. Unlikely to be a suitable housing site given adjacent uses, and the proposed designation as a Primarily Industrial Area in the emerging Local Plan. Excluded from the identified supply.

**Included in Housing Supply:** [ ]

**Site Visited:** [ ]

Sefton Council | 2014 SHLAA - sites without planning permission at 01/04/2014

Kings Centre
Balliol Road

Vacant building

Urban brownfield

Gross Area: 0.049
Net Area: 0.049
Density (per ha): 0

Primary School (800m): N
Local Centre (800m): Y
Health Centre (800m): Y
Railway Station (800m): Y
Bus Stop (400m): Y

Suitability:
In a ‘Primarily Residential Area’. Housing development acceptable in principle.

Availability:
Council owned site that is not in use. However, site is likely to be developed for non-residential uses.

Achievability:
In a weaker market area. A grade II listed building - conversion costs likely to make any housing development unviable.

Accessibility:

Flood Zone 1. Low probability of flooding.

Site Survey Comments:
Listed building adjacent to railway and new build housing estate.

Conclusion:
Grade II listed building in Council ownership. Previously benefitted from grant funding to convert to apartments, but this is no longer available. The Council is continuing to seek a future use for the building and is exploring potential funding sources. However, the site is now likely to be converted to uses other than housing.